Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



4 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

£750 Per Calendar

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A superb and spacious, one bedroom with kitchen appliances, modern apartment located close to the city centre in the sought after Five Lamps area with useful local shops and the beautiful Darley Park.







The spacious accommodation positioned to the front of the development comprises an open plan living dining kitchen with integrated washing machine, fridge, electric oven and hob, a spacious bedroom area with ample space for all furniture and finally a modern shower room.

Externally there is a secure, code accessed gate and communal entrance door.

Ease of access can be sought into the city centre with numerous retail and leisure outlets. The nearby inner ring road leads to other parts of the city including Pride Park, Raynesway, Ascot Drive, A38 and A52 road networks.

A quality studio apartment and location.

ACCOMMODATION

GROUND FLOOR

FIRST FLOOR

OPEN PLAN LIIVING KITCHEN
17 2 x 10 10 (5.18m 0.61m x 3.05m 3.05m)
With ample space for living and dining furniture, laminate flooring throughout, inset ceiling downlighters, debauglazed sash window, radiator. The kitchen is neatly appointed with a range of fitted units with two-tone cupboard and drawer fronts, low profile laminate work surfaces, stainless steel sink and drainer, integrated appliances include an electric oven, hob, fridge and washing machine. Open plan access into:

BEDROOM AREA
11 6 x 11 1 (3.35m 1.83m x 3.35m 0.30m)
With ample space for a double bed, wardrobes, chest of drawers, etc, inset ceiling downlights, laminate floor covering, two double glazed sash windows, radiator.

SHOWER ROOM
10 x 5 7 (3.05m x 1.52m 2.13m)
Appointed with a double width walk-in shower, cubicle with sliding screen door, tiled walls, and a mains overhead chrome shower with additional shower head, wash and basin sat on a vality unit and low-level WC with concealed cistern, final floor covering, inset ceiling down lighters, extractor fan, chrome towel radiator.

Kings Crescent
UTILITIES

The Kings Crescent development uses a 'Communal Heat Network' to provide gas central heating to each dwelling. A third party provider, Ginger Energy, offer a comprehensive recharging service to each individual tenant. Within each dwelling there is a Heat Interface Unit (HIU), which is sometimes known as a heat box. The HIU enables each Resident to control the time of usage and the temperature required. It also measures individual consumption, so that billing can be produced. Due to the set up of this system, Ginger are the only provider available.

The choice of Electricity provider is available to each resident.

Water is metered.

CAR PARKING

There are limited parking spaces available within the development. Please enquire as to the availability. If available, spaces are charged at £45 PCM in addition to rent. Alternatively, season ticket parking is available from Derby City Council allowing parking to, Bridge Street, Brook Street, Lodge Lane, St Helen's Street and Willow Row. A season ticket is also available at both Chapel Street and Cathedral Quarter multi-storey car parks.

Season tickets can be purchased for 1, 3, 6 & 12 months.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

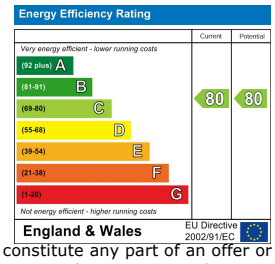
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

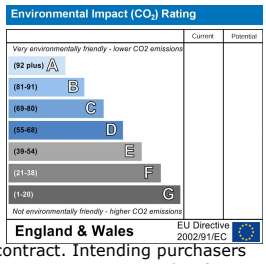
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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